

Benson, Chad (MSHDA)

From: Levine, Mary (MSHDA)
nt: Monday, May 14, 2007 8:58 PM
To: Benson, Chad (MSHDA)
Subject: FW: QAP Comments

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From: Marvin Veltkamp [mailto:mveltkamp@medallionmgmt.com]
Sent: Mon 5/14/2007 11:04 AM
To: Levine, Mary (MSHDA)
Cc: nrykse@medallionmgmt.com; 'Tom Penland'; 'Mark Wester'
Subject: QAP Comments

Good Morning Mary:

Below is a summary of my comments on the QAP from last Thursday:

1. I am in support of Pete Potterpin's and Jeff Gate's suggestion of bringing back a separate Rural Housing Tax Credit set aside specific for RD 515 preservation properties.
2. I would like to see the underwriting and allocation of the 15% Special Needs Holdback Tax Credit moved from the LIHTC division of MSHDA to the Supportive Housing division of MSHDA. This would allow better control by MSHDA of the Supportive Housing project pipeline and more effective planning for uses of Home dollars and Project Based Section 8 Vouchers which are necessary to make these proposals feasible.
3. I would like to see some sort of preference in the QAP selection process for deals that demonstrate more efficient per unit use of the LIHTC. This would allow for increased production in the number of affordable housing units, either new or preserved, in any given year in Michigan.
4. I am in favor of maintaining the two application rounds per year, but would suggest that the Fall round be a bit earlier to allow new construction deals the opportunity to get in the ground and some buildings enclosed before the Winter weather hits.
5. Other than some of the points mentioned above, I am generally in favor of retaining the lottery selection process. It at least creates a more level playing field and it hopefully has created better and more manageable affordable housing communities, versus deals being structured merely motivated by how many points can be scored.

Thank you for the opportunity to comment at the Forum last Thursday.

Sincerely,
 Marvin D. Veltkamp
 President
 Trilogy Development Inc.